



Offers Over  
**£449,500**  
(Freehold)

**Fortrose Retail Unit and Flat**  
65 & 67 High Street, Fortrose, IV10 8SU







Exceptional retail unit in a prominent trading position

Truly outstanding 4 bedroom residential flat

Flexible accommodation and retail property providing a "home and income" lifestyle opportunity

Excellent external spaces which can be used for both commercial and residential purposes

Comfortable 1 bedroom unit with self – catering potential





## DESCRIPTION

Only by viewing can the facilities offered by 65 & 67 High Street, Fortrose be fully appreciated. The owners have invested significantly over the years to create this exceptional business opportunity and residential accommodation. The building is located on a prominent corner to the east of the High Street, making it very visible to passing trade. Previously used as a café, though this element is no longer trading. Should the new owners wish to operate the retail unit, this flexible space is well placed for another retail purpose, subject to appropriate statutory approvals. The residential unit provides 4 bedrooms on the upper floors with the benefit of a further 1 bedroom unit on the ground floor (which has the potential to be self-contained). Either space could provide self-catering accommodation with the appropriate approvals. The spacious residential unit has been beautifully renovated through the years with delightfully tasteful large rooms and period features. There is also off-street parking and vehicle access to the garden area.

## REASON FOR SALE

The present owners purchased the property in 2013/14. Since then, they have redeveloped the building to a high standard and are now ready to move on to their next business venture, thus bringing this exciting business opportunity and stunning home to the market.









## TRADING ASPECTS

Historically the retail unit traded successfully as a café with a good level of profit.

## LOCATION

The village of Fortrose offers a range of facilities including: a general store, and bakery, along with a good selection of hotels, restaurants, pubs and other retail outlets. Village amenities include a golf club, sailing club and bowling & tennis club, along with a sports centre. Primary education is provided at Avoch Primary School and secondary education is provided at the acclaimed Fortrose Academy.

The property is within easy commuting distance of Inverness city, which is only 13 miles away, to which there are frequent bus links available. Inverness, the main business and commercial centre of the Highlands, offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the south and beyond.

Fortrose is located on the Black Isle which attracts a great many visitors to the area, using it as a central vacation base for exploring the wider region and taking in its many attractions. The dolphins off Chanonry Point are a great attraction for both locals and tourist. The area also boasts a number of other attractions such as the Fortrose and Rosemarkie Golf Club, horse-riding, Hugh Miller's Home at Cromarty and Fortrose Cathedral to name a few. In addition, outdoor pursuits such as bird watching and fishing also draw a significant number of visitors to the region who take advantage of the abundance of wildlife in both the Moray Firth and Cromarty Firth. The general locality is also famous for its castles and distilleries which appeal to the more pedestrian tourist. Loch Ness and Culloden Battlefield are both popular attractions and are only a short drive away. The Black Isle enjoys an advantageous geographic location being fairly central to the north of Scotland and is both a popular residential area and visitor location.









## THE PROPERTY

65 High Street is a superb large 4-bedroom flat which has acted as the owner's accommodation for the retail unit contained within 67 High Street. Over the years the retail space has been physically separated from the flat and currently there is no access available between the 2 properties. The new owners may wish to consider reinstating this access.

The building, built in the late 19th century, is located within the conservation area of Fortrose and is an extensive property with a large footprint. The timber-built kitchen extension for the café was added in 2014 to the rear of the property. This delightful property comes complete with many original features including fire places, stairs, ceiling roses and beautiful cornicing. The main building is of substantial red sandstone construction with a pitched roof. The property is set over 3 floors with the retail unit and a 1 bed unit on the ground floor, the living accommodation for the 4 bedroom unit on the 1st floor with a shower room and 3 of the bedrooms on the 2nd floor.













## RETAIL UNIT

The property has lovely large front facing windows either side of the main door from the High Street into the unit, a typical traditional shop frontage. Although currently non-trading, the retail unit was previously run as a café operation, having a more than ample sized kitchen, customer accessible toilet, separate toilet, storage areas, server area and counter. These attributes are similarly a huge benefit for a new retail opportunity should the necessary consents be granted. The space is open and therefore flexible and as such would lend itself to several retail options.

The unit is well decorated throughout. The retail unit also has access to the rear garden area where a covered area immediately behind the unit can comfortably hold a number of tables and chairs, possibly providing up to around 20 covers. This adds a very desirable dimension to the space. Another attractive aspect of the retail unit is the wood burning stove close to a window overlooking the rear garden. The two features combine to create a cosy but open space.

## GROUND FLOOR RESIDENTIAL UNIT

Just inside 65 High Street main door is access to the 1 bedroom suite. This currently consists of a lounge, bedroom and wc / basin ensuite. There is a walk-in cupboard adjacent to the WC which could easily be adjusted to accommodate a shower and a small "king suite" kitchen unit, thus allowing the unit to become a self-contained unit. The potential buyers would need to satisfy themselves that this would be acceptable to the statutory authorities.

The lounge is a spacious area, which would accommodate a dining table and chairs without detracting from the overall comfort of the space.

## OWNER'S ACCOMMODATION

The attractive and spacious 4 bedroom residential accommodation offers street level access, with stairs leading to the first floor. The first floor has a large and airy family kitchen / seating area, a large lounge / dining area, utility room, bathroom and sizeable double bedroom. Further stairs lead to the second floor on which there are 2 exceptionally large bedrooms at either end of the property and a smaller 4th bedroom. The 2nd floor also has a good sized shower room.

The accommodation is generously proportioned throughout, beautifully finished and is a must see for any families interested in running a retail business.





## GROUND

With excellent roadside signage, 65 and 67 High Street form a substantial property with an imposing stature. The property has a significant footprint with the benefit of a private walled garden to the rear. Within the garden there is an area of covered seating which could be used by customers. The business benefits from a prominent corner roadside location which is highly visible and offers an imposing presence. There is private off road parking for up to 3 vehicles on one side of the property.

Within the enclosed grounds, in addition to the covered seating, there is additional parking, sheds, a gazebo and areas where the residents can enjoy the garden area. The raised element of the garden is laid to grass and fenced off from the remainder of the ground.

## SERVICES

The property benefits from mains electricity, water and drainage. Heating is mainly oil central heating. There is a stove in the flat's first floor lounge. Electricity was used for cooking in the café. The business is fully compliant with the fire regulations and environmental health requirements. The property is double glazed throughout. There is Wi-Fi access.

## DEVELOPMENT OPPORTUNITIES

The current set up would allow a purchaser to enjoy a true lifestyle business. However, other opportunities are available such as:

Develop the single ground floor suite into a self-contained self-catering unit.

Develop the single ground floor suite into owners' accommodation and market the 4 bed flat as a self-catering unit.

Consider other retail opportunities.

## PLANS

Both a site plan and building plans are available from the selling agents.

## WEBSITE

The business traded from 67 High Street, is no longer trading and does not have a web site.













## EPC RATING

65 High Street, flat, has an Energy Performance Rating of 'E' and 67 High Street, retail unit, has an Energy Performance Rating of 'G'.

## RATEABLE VALUE / COUNCIL TAX

The business elements have a rateable value of £6,500 (effective from 01 Apr 2017), reference number 03/15/395205/7, and benefit from 100% rates relief under the Small Business Bonus Scheme with a payment liability of nil for eligible owners. The proposed rateable value from April 2023 is £6,500.

The owner's accommodation has a council tax banding of 'E'.

## PRICE

Offers over £449,500 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## DIRECTIONS

See Map Insert. What3words reference is ///flattered.teaching.refuse

## FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders and lawyers who provide specialist advice. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

T: 01463 714757 (5 Lines)

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

W: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



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